



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR REPORT - SEPTEMBER 2024

With the cold winter months something of the past, the arrival of warmer weather brings a renewed sense of optimism. As winter transitions into spring, the brighter days ahead provide much to look forward to. Recent developments have sparked further excitement—from the outstanding performance of South African sports teams to the welcome relief of lower petrol prices. On the Heron View site, progress has been consistent and projects are aligned with expectations.

In 2024, the Western Cape leads the country in property price increases, with a notable 7.7% year-on-year rise, while North West and Mpumalanga saw more modest growth of 5.0% and 2.3%, respectively. However, some regions experienced declines, including the Northern Cape, where prices dropped by 4.8%, and Limpopo, which saw a 2.3% decrease. Gauteng recorded a slight 0.7% increase overall. The City of Cape Town's residential property prices climbed by 5.7%, but other municipalities like Nelson Mandela Bay in the Eastern Cape and eThekweni in KwaZulu-Natal saw declines.

FNB expects the housing market to improve, driven by easing inflation and lower interest rates. Recent data from Stats SA shows that headline inflation dropped from 5.1% in June to 4.6% in July, the lowest in three years. With the rand strengthening and domestic political uncertainty decreasing, FNB has revised its inflation outlook downward. This change is expected to lead to a series of interest rate cuts, with two 25-basis-point reductions in the repo rate anticipated in 2024 and an additional cut in 2025, potentially lowering the rate from 8.25% to 7.50% by 2025. *Source: BusinessTech*

PROGRESS ON CURRENT PROJECTS

Goodwood Refurbishment Project

There has been a welcome uptick in sales since the last investment report with 18 units now having been sold. As the refurbishment of properties gathers momentum, so too does the rate of sales escalate. Fortunately, much of the refurbishment work is cosmetic which makes the job of the construction team easier in the long run. The homes in this area are proving to be sought after, particularly at the correct price, so with an expected interest rate reduction imminent the potential for sales in the run-in to the end of the year looks very promising. We hope to continue delivering good news in next month's Investor Report.

Heron View

The construction team has been working diligently and proudly announces the successful completion of another block in the last week of August. Assistance is now being provided to clients with the handover of their completed units, preparing for move-in during October.

Block J is scheduled for completion within the next two months, allowing owners to move in before the end of the year. The construction team is also in the final stages of completing the stunning clubhouse, which will feature a swimming pool and office space exclusively for the use of Heron Fields and Heron View owners.

From a sales perspective, Block M sold out in record time! Block J is close behind. Block K has seen great progression in the last few weeks with 8 units sold, showcasing the high demand and strong appeal of this exclusive block with its unique black premium finishes. The brand-new show unit for Block K is still available for viewings.

[View Available Apartments](#)



Current Available Investment - 14% per year Capital Guaranteed Investment

All the best for the upcoming months.

Kind regards

Opportunity Private Capital

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